

The special called work session of the City Council of the City of Newnan, Georgia was held on Tuesday, February 10, 2026 at 3:50PM in the Richard A. Bolin Council Chambers of City Hall with Mayor James Shepherd presiding.

Present

Mayor James Shepherd: Council members present: Scott Berta, Jennifer Morrison, Cynthia Jenkins, Jim Thomasson, Dustin Koritko, Paul Guillaume. Also present: City Manager, Cleatus Phillips; Assistant City Manager, Hasco Craver; Assistant City Manager, Meg Kelsey, City Clerk, Megan Shea and City Attorney, Brad Sears.

Call to Order

Mayor Shepherd called the meeting to order at 3:50pm.

A.Rezoning Request RZ2025-08 to rezone 32 + acres off Celebrate Life Parkway from CCS to RMH: Parkland Homebuilders, LLC, as represented by Steven L. Jones

Mr. Dean Smith, Senior Planner, gave an overview of the project. It appears as 3 sections, but it is really 2 parcels, with the northern portion being a zoning demarcation currently zoned RMH. The request is to zone the 2 parcels together as RMH for the purpose of developing a 220-unit multi-family development. The site is undeveloped and the future land use map shows it as mixed use and business office. In 2022, this property was the subject of a rezoning request and Council denied that request.

The project would consist of 144 3-bedroom units at 1,949 sq ft and \$2,300-2,400/month rental and 76 2-bedroom units at 1,600 sq ft and \$1,900/month rental. The amenities include community green, picnic area, walking trail and pool. The overall density is 6.8 units per acre, which is the maximum allowed within the RMH zoning. The applicant has proffered 3 conditions; committing the development to reasonable compliance for the submitted site plan, providing the amenity areas as illustrated and constructing the dwellings consistent with the submitted architectural concepts.

Staff had some technical concerns and city Landscape Architect noted concerns with the location and the sites' ability to meet the city's tree conservation and landscape ordinance. Staff recommended at the Planning Commission meeting that the development be capped at 220 units and that the project be consistent with the submitted details. The Planning Commission voted 5-0 to recommend denial.

Mayor Pro Tem Berta asked what happens if they cannot meet the tree and landscape ordinance? Mr. Craver said they would have the opportunity to commit to a tree bank, and the Tree & Parks Commission can hear an appeal from the developer.

Mr. Steven L. Jones, on behalf of Parkland Homebuilders, presented the project. He said they have engaged with City of Hope already and have a letter of support from them. He showed what other uses could be permitted on the site currently, including apartments above commercial and therefore this project would be a downzoning, with a less intense residential use. This would also lead to a lower trip generation. Mr. Jones showed aerial images of the site from 1999 to current, illustrating all the development that has come in around this site. Celebrate Life Parkway does not have the throughfare to

sustain a commercial development. He stated these would be stacked townhomes, with each having their own garage and rear-fed alleyways. All units would front onto common greenspace. There are two entrances proposed on Celebrate Life Parkway. Mr. Jones said they had a study done that shows 98% commuting into this area, so this is ripe for residential. He said this would also be ideal for people who work at City of Hope or are receiving long-term treatment there.

Mayor Shepherd asked if there is data on salaries for those potential workers and how that relates to the rental pricing? Mr. Jones said the rental price is within 10-15% of rents nearby. Councilman Guillaume asked what the target demographic would be? Mr. Jones said young professionals, 30s-40s and healthcare workers with City of Hope.

Mr. Jim Jacobi with Parkland Communities, stated that across all their communities, the average tenant is 39 years old with an average income around \$108-110k. He said usually the 3-bed units are young couples, maybe with one young child. The 2-bed units can offer office space. All their units have high-grade interiors.

Councilman Guillaume asked if units will be dedicated for City of Hope patients, as they mentioned, having long term care and it might be 3-4-month rentals? Mr. Jacobi said he would welcome the opportunity to work with them. He said they offer a higher level of living, with concierge type service.

Councilman Koritko asked how long Parkland holds on to their communities? Mr. Jacobi said shortest has been 2 years but this they would like to hold on to for at least 10 years. They also handle property management in house.

Councilman Guillaume asked the City Engineer to address traffic concerns. Mr. Klahr said there's always been a concern with the all-way stop down by the car dealerships. Mr. Jones said a traffic study was done and mitigation was recommended at the driveways and nothing recommended offsite. Mr. Klahr said the study shows AM peak as a B and PM peak as a B/C and those are not unacceptable.

Mr. Jones said they are flexible with the units and Councilman Guillaume asked what that flexibility would be? Mr. Jacobi said if Council wants to see less than 220 units, they could look at that. There could also be some ranch style units for product diversity. There is a site plan that has 150 units. He also said they have a new community in Fayetteville, if anyone would want to go see that.

Councilwoman Jenkins asked if this is an opportunity zone? Mr. Jacobi said he does not think it is. Councilwoman Jenkins then asked about targeting City of Hope and not teachers or public safety. Mr. Jacobi said they are not targeting a specific group; they are open to anyone. He said their communities cost less than homeownership, there is no down payment, and some fees are waived for police, fire and teachers. Their niche is people that don't want apartment living but either chose to or can't afford to own.

Mayor Pro Tem Berta said the topography of the site is tough and asked if they would do a retaining wall? Mr. Jacobi said there is no retaining wall and there is a tree save area. Councilman Koritko asked about a third exit with the 220 units. Mr. Jacobi said they wanted a connection with BJ's but it's not an option. Councilman Koritko asked about parking and especially parking for guests. Mr. Jacobi showed where overflow parking is on the site and no on-street parking would be allowed, and all units have 2 dedicated spaces.

Mr. Jacobi offered to come back with some changes to the plan and to show the 150 units with ranch-style homes. Mr. Smith commented that Planning Commission did not see the 150-unit plan, he asked Council if they would like the commission to review it first. Council did not feel it would need to go back to Planning Commission. Mr. Smith also verified for Councilwoman Jenkins that it is an opportunity zone.

Mr. Jacobi said he can revise the concept plan and submit to staff or bring back to Council. Mr. Phillips said the public hearing has already been advertised for the next meeting. Mr. Smith said they could come to the next meeting and ask for a continuance if they don't have enough time.

B. Rezoning Request RZ2025-09 for 6.44 + acres on First Avenue and Fourth Streets from ILT and RU-I to MXD

Item moved per request during regular meeting.

C. Rezoning Request RZ2025 - 10 for 13.55 + acres at 699 Newnan Crossing Bypass from CGN to MXD, Woodlands Acquisitions, LLC as represented by Melissa Griffis

Chris Cole, Senior Planner, gave an overview of the request. He showed the project layout, renderings and proposed signage. The request is to develop 12 townhomes, 272 multi-family apartments and 7,500 sq ft of commercial space. The site is currently vacant. There would be a master amenity area and amenity courtyard. The applicant intends to create circular access between LINC trail, subject property and Wood Partners site to the North.

The north entrance would be right in right out and the southern entrance would be full access, to be shared with the southern neighbor, the proposed Volkswagen dealership. The southern entrance would provide left and right turning onto Newnan Crossing Bypass.

There would be 166 1-bed apartments with 786 sq ft, 106 2-bed apartments with 1,170 sq ft and 12 3-bed townhomes with 1,637 sq ft. All units, including townhomes are rental, with the 1-beds at \$1,750/month, 2-beds at \$2,050/month and 3-bed townhomes at \$2,600/month.

The Planning Commission voted unanimously to recommend denial.

Councilman Koritko asked about the tie into the LINC. Mr. Bennett Wooten with Woodland Partners said they have a letter from Wood Partners to the North, stating their willingness to work with them to create circular connectivity. They would need an easement from City of Hope, and they are working on that. There would be sidewalks throughout and signage directing people to the LINC trails. Public would be able to access, especially with the ground floor retail.

Councilman Koritko asked if there is adequate parking for residents and LINC. Mr. Wooten said there is no dedicated LINC parking, but they could look at that. Mr. Chad Lambeth with PEC, said there is ample parking to service the commercial and residential but there are a few areas they could add more guest parking. There are 505 spaces total and they meet the requirements for multi-family.

Ms. Griffis asked if they could start from the beginning with their presentation, as the previous applicant was allowed to do. Mayor Shepherd said yes.

Mr. Wooten gave a brief overview of Woodlands, a small family development firm and team of 3. He said with the Wood Partners project to the north, they feel their project expands on an emerging mixed-use district. Woodlands does not manage properties in house, but they are diligent in selecting third party management. Since this is in the opportunity zone, they see this as a long-term investment and intend to hold it at least 10 years.

Councilman Thomasson asked what percentage debt are they using, as he said this was a long-term investment? Mr. Wooten said about 55-60% would be a lender, then of the remaining equity they would put in about 10% and then an opportunity zone group would put in the remainder of the equity.

Mr. Wooten showed some renderings of street view on Newnan Crossing Bypass, with the buildings at the front being 4 stories and 3 stories at the back. Mayor Shepherd asked what is easily walkable from the site? Mr. Wooten said there is access to the bridge over 85 to get to The Promenade and then Ashley Park is very accessible. Mr. Wooten also commented that their proposed rents fall within 80-100% based on AMI (Area Median Income).

Councilman Koritko asked if the intersection that would be shared with the Volkswagen dealership would be signalized? Mr. Vern Wilburn said that would be the main intersection, with all left turns out of the development. In their study they looked at everything from Lower Fayetteville to 34. With all the traffic, the intersection would fail, so it would have to be signalized to work.

ADJOURNMENT

Motion by Councilman Guillaume, seconded by Councilwoman Morrison to adjourn the meeting at 5:12pm. Councilwoman Jenkins left early.

MOTION CARRIED. (6-0)

Megan Shea, City Clerk

James Shepherd, Mayor